

**County of San Diego TIF Program**  
**LAKE SIDE FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
<b>AGRICULTURE (OPEN SPACE)</b>	\$488 / acre	\$592 / acre	\$1,080 / acre
<b>AIRPORT</b>			
Commercial	\$17,081 / ksf	\$20,717 / ksf	\$37,799 / ksf
General Aviation	\$1,464 / acre	\$1,776 / acre	\$3,240 / acre
Heliports	\$24,402 / acre	\$29,596 / acre	\$53,998 / acre
<b>AUTOMOBILE</b>			
Car Wash			
Automatic	\$149,400 / acre	\$181,200 / acre	\$330,600 / acre
Self-serve	\$24,900 / wash stall	\$30,200 / wash stall	\$55,100 / wash stall
Gasoline			
with/Food Mart	\$28,685 / fueling space	\$34,790 / fueling space	\$63,475 / fueling space
with/Food Mart & Car Wash	\$27,788 / fueling space	\$33,703 / fueling space	\$61,492 / fueling space
Older Service Station Design	\$26,892 / fueling space	\$32,616 / fueling space	\$59,508 / fueling space
Sales (Dealer & Repair)	\$8,964 / ksf	\$10,872 / ksf	\$19,836 / ksf
Auto Repair Center	\$3,586 / ksf	\$4,349 / ksf	\$7,934 / ksf
Auto Parts Sales	\$10,757 / ksf	\$13,046 / ksf	\$23,803 / ksf
Quick Lube	\$7,171 /	\$8,698 /	\$15,869 /
Tire Store	\$4,482 / ksf	\$5,436 / ksf	\$9,918 / ksf
<b>CEMETERY</b>	\$1,245 / acre	\$1,510 / acre	\$2,755 / acre
<b>CHURCH (OR SYNAGOGUE)</b>	\$1,994 / ksf	\$2,419 / ksf	\$4,414 / ksf
<b>COMMERCIAL/RETAIL</b>			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$8,715 / ksf	\$10,570 / ksf	\$19,285 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$11,081 / ksf	\$13,439 / ksf	\$24,520 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$15,538 / ksf	\$18,845 / ksf	\$34,382 / ksf
Neighborhood Shopping Center  (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$23,306 / ksf	\$28,267 / ksf	\$51,574 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$8,466 / ksf	\$10,268 / ksf	\$18,734 / ksf
Electronics Superstore	\$10,583 / ksf	\$12,835 / ksf	\$23,418 / ksf
Factory Outlet	\$8,466 / ksf	\$10,268 / ksf	\$18,734 / ksf
Supermarket	\$31,748 / ksf	\$38,505 / ksf	\$70,253 / ksf
Drugstore	\$19,049 / ksf	\$23,103 / ksf	\$42,152 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
Convenience Market (15-16 hours)	\$105,825 / ksf	\$128,350 / ksf	\$234,175 / ksf
Convenience Market (24 hours)	\$148,155 / ksf	\$179,690 / ksf	\$327,845 / ksf
Convenience Market (w/gasoline pumps)	\$179,903 / ksf	\$218,195 / ksf	\$398,098 / ksf
Discount Club	\$12,699 / ksf	\$15,402 / ksf	\$28,101 / ksf
Discount Store	\$12,699 / ksf	\$15,402 / ksf	\$28,101 / ksf
Furniture store	\$1,270 / ksf	\$1,540 / ksf	\$2,810 / ksf
Lumber Store	\$6,350 / ksf	\$7,701 / ksf	\$14,051 / ksf
Home Improvement Superstore	\$8,466 / ksf	\$10,268 / ksf	\$18,734 / ksf
Hardware/Paint Store	\$12,699 / ksf	\$15,402 / ksf	\$28,101 / ksf
Garden Nursery	\$8,466 / ksf	\$10,268 / ksf	\$18,734 / ksf
Mixed Use: Commercial (w/supermarket)	\$23,282 / ksf	\$28,237 / ksf	\$51,519 / ksf
Mixed Use: Commercial/Residential	\$1,058 / unit	\$1,284 / unit	\$2,342 / unit
<b>EDUCATION</b>			
University (4 years)	\$598 / student	\$725 / student	\$1,322 / student
Junior College (2 years)	\$296 / student	\$359 / student	\$656 / student
High School	\$304 / student	\$368 / student	\$672 / student
Middle/Junior High	\$306 / student	\$371 / student	\$678 / student
Elementary	\$359 / student	\$435 / student	\$793 / student
Day Care	\$1,071 / child	\$1,299 / child	\$2,369 / child
<b>FINANCIAL</b>			
Bank (Walk-In only)	\$28,760 / ksf	\$34,881 / ksf	\$63,641 / ksf
with Drive-Through	\$38,346 / ksf	\$46,508 / ksf	\$84,854 / ksf
Drive-Through only	\$47,933 / lane	\$58,135 / lane	\$106,068 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$29,068 / lane	\$53,034 / lane
Savings & Loan	\$11,504 / ksf	\$13,952 / ksf	\$25,456 / ksf
Drive-Through only	\$47,933 / lane	\$58,135 / lane	\$106,068 / lane
Drive-Through only (one-way)	\$23,966 / lane	\$29,068 / lane	\$53,034 / lane
<b>HOSPITAL</b>			
General	\$4,880 / bed	\$5,919 / bed	\$10,800 / bed
Convalescent/Nursing	\$732 / bed	\$888 / bed	\$1,620 / bed
<b>INDUSTRIAL</b>			
Industrial/Business Park (commercial included)	\$3,187 / ksf	\$3,866 / ksf	\$7,053 / ksf
Industrial Park (no commercial)	\$1,952 / ksf	\$2,368 / ksf	\$4,320 / ksf
Industrial Plant (multiple shifts)	\$2,415 / ksf	\$2,929 / ksf	\$5,345 / ksf
Manufacturing/Assembly	\$966 / ksf	\$1,172 / ksf	\$2,138 / ksf
Warehousing	\$1,208 / ksf	\$1,465 / ksf	\$2,672 / ksf
Storage	\$483 / ksf	\$586 / ksf	\$1,069 / ksf
Science Research & Development	\$1,932 / ksf	\$2,344 / ksf	\$4,276 / ksf
Landfill & Recycling Center	\$1,449 / acre	\$1,758 / acre	\$3,207 / acre
<b>LIBRARY</b>	\$10,956 / ksf	\$13,288 / ksf	\$24,244 / ksf
<b>LODGING</b>			

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LAND USE CATEGORY	APPLICABLE FEE		
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Hotel (w/convention facilities/restaurant)	\$2,390 / room	\$2,899 / room	\$5,290 / room
Motel	\$2,151 / room	\$2,609 / room	\$4,761 / room
Resort Hotel	\$1,912 / room	\$2,319 / room	\$4,232 / room
Business Hotel	\$1,673 / room	\$2,029 / room	\$3,703 / room
<b>MILITARY</b>	\$610 / person	\$740 / person	\$1,350 / person
<b>OFFICE</b>			
Standard Commercial Office (less than 100,000 sq. ft.)	\$4,781 / ksf	\$5,798 / ksf	\$10,579 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$4,106 / ksf	\$4,980 / ksf	\$9,086 / ksf
Office Park (400,000+ sq. ft.)	\$2,898 / ksf	\$3,515 / ksf	\$6,414 / ksf
Single Tenant Office	\$3,381 / ksf	\$4,101 / ksf	\$7,483 / ksf
Corporate Headquarters	\$1,691 / ksf	\$2,051 / ksf	\$3,741 / ksf
Government (Civic Center)	\$6,275 / ksf	\$7,610 / ksf	\$13,885 / ksf
Post Office			
Central/Walk-In Only	\$18,824 / ksf	\$22,831 / ksf	\$41,656 / ksf
Community (not including mail drop lane)	\$41,832 / ksf	\$50,736 / ksf	\$92,568 / ksf
Community (w/mail drop lane)	\$62,748 / ksf	\$76,104 / ksf	\$138,852 / ksf
Mail Drop Lane only	\$313,740 / lane	\$380,520 / lane	\$694,260 / lane
Mail Drop Lane only (one-way)	\$156,870 / lane	\$190,260 / lane	\$347,130 / lane
Department of Motor Vehicles	\$37,649 / ksf	\$45,662 / ksf	\$83,311 / ksf
Medical-Dental	\$11,205 / ksf	\$13,590 / ksf	\$24,795 / ksf
<b>PARKS</b>			
City (developed w/meeting rooms and sports facilities)	\$11,703 / acre	\$14,194 / acre	\$25,897 / acre
Regional (developed)	\$4,681 / acre	\$5,678 / acre	\$10,359 / acre
Neighborhood/County (undeveloped)	\$1,170 / acre	\$1,419 / acre	\$2,590 / acre
State (average 1000 acres)	\$234 / acre	\$284 / acre	\$518 / acre
Amusement (Theme)	\$18,725 / acre	\$22,710 / acre	\$41,435 / acre
San Diego Zoo	\$26,917 / acre	\$32,646 / acre	\$59,563 / acre
Sea World	\$18,725 / acre	\$22,710 / acre	\$41,435 / acre
<b>RECREATION</b>			
Beach, Ocean or Bay	\$135,954 / klf shore	\$164,892 / klf shore	\$300,846 / klf shore
Beach, Lake (fresh water)	\$11,330 / klf shore	\$13,741 / klf shore	\$25,071 / klf shore
Bowling Center	\$6,798 / ksf	\$8,245 / ksf	\$15,042 / ksf
Campground	\$906 / campsite	\$1,099 / campsite	\$2,006 / campsite
Golf Course	\$1,586 / acre	\$1,924 / acre	\$3,510 / acre
Driving Range only	\$15,861 / acre	\$19,237 / acre	\$35,099 / acre
Marinas	\$906 / berth	\$1,099 / berth	\$2,006 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$20,393 / acre	\$24,734 / acre	\$45,127 / acre
Racquetball/Health Club	\$6,798 / ksf	\$8,245 / ksf	\$15,042 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
Tennis Courts	\$3,625 / acre	\$4,397 / acre	\$8,023 / acre
Sports Facilities			
Outdoor Stadium	\$11,330 / acre	\$13,741 / acre	\$25,071 / acre
Indoor Arena	\$6,798 / acre	\$8,245 / acre	\$15,042 / acre
Racetrack	\$9,064 / acre	\$10,993 / acre	\$20,056 / acre
Theaters (multiplex w/matinee)	\$16,534 / ksf	\$20,053 / ksf	\$36,586 / ksf
<b>RESIDENTIAL</b>			
Estate, Urban or Rural (average 1-2 DU/acre)	\$2,898 / unit	\$3,515 / unit	\$6,414 / unit
Single Family Detached (average 3-6 DU/acre)	\$2,415 / unit	\$2,929 / unit	\$5,345 / unit
Condominium (or any multi-family 6-20 DU/acre)	\$1,932 / unit	\$2,344 / unit	\$4,276 / unit
Apartment (or any multi-family units more than 20 DU/acre)	\$1,449 / unit	\$1,758 / unit	\$3,207 / unit
Military Housing (off-base, multifamily) (less than 6 DU/acre)	\$1,932 / unit	\$2,344 / unit	\$4,276 / unit
(6-20 DU/acre)	\$1,449 / unit	\$1,758 / unit	\$3,207 / unit
Mobile Home			
Family	\$1,208 / unit	\$1,465 / unit	\$2,672 / unit
Adults Only	\$725 / unit	\$879 / unit	\$1,603 / unit
Retirement Community	\$966 / unit	\$1,172 / unit	\$2,138 / unit
Congregate Care Facility	\$605 / unit	\$734 / unit	\$1,339 / unit
<b>RESTAURANT</b>			
Quality	\$21,912 / ksf	\$26,576 / ksf	\$48,488 / ksf
Sit-down, high turnover	\$35,059 / ksf	\$42,522 / ksf	\$77,581 / ksf
Fast Food (w/drive-through)	\$142,428 / ksf	\$172,744 / ksf	\$315,172 / ksf
Fast Food (without drive-through)	\$153,384 / ksf	\$186,032 / ksf	\$339,416 / ksf
Delicatessen (7am-4pm)	\$32,868 / ksf	\$39,864 / ksf	\$72,732 / ksf
<b>TRANSPORTATION</b>			
Bus Depot	\$6,225 / ksf	\$7,550 / ksf	\$13,775 / ksf
Truck Terminal	\$2,490 / ksf	\$3,020 / ksf	\$5,510 / ksf
Waterport/Marine Terminal	\$42,330 / berth	\$51,340 / berth	\$93,670 / berth
Transit Station (Light Rail w/parking)	\$74,700 / acre	\$90,600 / acre	\$165,300 / acre
Park & Ride Lots	\$99,600 / acre	\$120,800 / acre	\$220,400 / acre
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